

**Minutes of Adjourned Meeting of June 24, 2014, and Special and Regular Meeting
of July 08, 2014
Belmont City Hall
One Twin Pines Lane, Belmont, CA**

CLOSED SESSION CALL TO ORDER: 6:00 p.m.

- A. Conference with Labor Negotiator, Greg Scoles, pursuant to Government Code
Section 54957.6: BPOA (Belmont Police Officers Association)

COUNCILMEMBERS PRESENT: Wright, Reed, Stone, Braunstein
COUNCILMEMBERS ABSENT: Lieberman

ADJOURNMENT at this time being 6:10 P.M.

**Terri Cook
City Clerk**

CONVENE STUDY SESSION

**Study Session to review the General Plan Housing Element 2015-2023 update and consider the
2013 Housing Element Progress Report**

Community Development Director outlined the actions for this evening. He noted that the 2013 Housing Element Progress Report would need to be transmitted to State agencies.

Management Analyst Rose described housing elements and outlined dates when it must be updated. She pointed out that the next update must be approved by February 2015. She outlined progress in the increase of production of housing units since 2007. She noted that other zoning actions including the approval of the Downtown plan could facilitate the production of additional units in order to further meet housing goals.

Management Analyst Rose outlined current housing trends in San Mateo County and described the 2015-2022 Housing Element goals which will further increase the availability of housing. She pointed out that the ongoing efforts for the Belmont Village Plan will help facilitate housing needs

Joshua Hugg, Housing Leadership Council of San Mateo County, commented regarding the effect of dissolution of redevelopment agencies on housing production, and the recent economic downturn. He provided statistics for San Mateo County, including housing prices, rent prices, and housing production, and the percentage of commuters from outside the county. He pointed out that old solutions are not meeting today's needs. He thanked the City Council for its participation in Nexus study. He commented regarding the needs of renters.

COMBINED AGENCY MEETING

Adjourned Meeting of June 24, 2014 and Regular Meeting of July 8, 2014

Michele Beasley, Greenbelt Alliance, commented regarding the changing demographics in San Mateo County. She expressed support for the Belmont Village Plan, and commented that more housing choices are needed near transit. She also commented regarding Housing impact fees.

Laura Peterhans, Peninsula Interfaith Action, expressed support for a secondary dwelling unit ordinance. She expressed a desire to maintain existing affordable units and to expand new, and to provide for rent stabilization and tenant protections.

Councilmember Stone stated that he recognizes the current housing crisis, and expressed support for the development of affordable housing, especially for teachers and public employees.

Councilmember Reed expressed concern that the City of Belmont has met only eight percent of its housing goal to date. He pointed out that 30 percent of households are at below market income.

Community Development Director de Melo pointed out that there are some pending projects forthcoming that will help to address housing production.

Councilmember Braunstein pointed out that demographics affect many aspects of city government. He expressed support for Belmont's ongoing involvement with HEART and HIP, and noted that the recent economy situation likely resulted in lack of housing production which should change in the near future. He commented that Belmont can produce housing while staying true to its vision.

Discussion ensued regarding density bonus.

Council concurred to direct staff to proceed with the Housing Element Implementation and Update Schedule, as proposed and to consider the 2013 Housing Element Progress Report, and direct transmittal to State agencies.

ADJOURNMENT at this time, being 6:50 P.M.

**Terri Cook
City Clerk**

**REGULAR MEETING
CALL TO ORDER 7:00 P.M.**

ROLL CALL

COUNCILMEMBERS PRESENT: Wright, Reed, Stone, Braunstein

COUNCILMEMBERS ABSENT: Lieberman

PLEDGE OF ALLEGIANCE

Led by Information Technology Director Bill Mitchell.

REPORT FROM CLOSED SESSION

City Attorney Rennie noted that the City Council and the Belmont Police Officers Association have reached tentative agreement. He noted that formal action will take place at a future meeting.

COUNCIL MEMBER COMMENTS AND ANNOUNCEMENTS

Councilmember Braunstein commented regarding the status of District 52 Little League championship series. He also noted the ongoing Concerts in the Park.

ITEMS APPROVED ON CONSENT CALENDAR

Minutes of Special and Regular City Council Meeting of June 10, 2014, and

Motion to Receive Monthly Financial Reports

Resolution 2014-096 Approving Plans and Specifications, Authorizing Advertisement for Sealed Bids, Authorizing the City Manager to Execute a Contract to the Lowest Responsible Bidder for an Amount not to Exceed \$50,000, and Approving a Ten Percent Construction Contingency for the Marsten Avenue Storm Drain Repair Project, City Contract Number 2014-527

Resolution 2014-097 Authorizing a Purchase Order for Unleaded Gasoline and Diesel Fuel from Valley Oil Company for an Amount not to Exceed \$25,000

Resolution 2014-098 Authorizing the Issuance of a Purchase Order to Questys Solutions Procuring Annual Software Maintenance and Support for the Questys Agenda & Document Management Applications, for an Amount not to Exceed \$10,556

Resolution 2014-099 Authorizing the Issuance of a Purchase Order to TRIVAD, Inc., Procuring a Network Backup and Recovery Solution Including Installation and Three Year Maintenance for an Amount not to Exceed \$30,828

ACTION: On a motion by Councilmember Stone, seconded by Councilmember Wright, the Consent agenda was unanimously approved, as amended.

ITEMS REMOVED FROM CONSENT CALENDAR FOR SEPARATE CONSIDERATION

Informational Report Regarding the Status of the Program for Arterial System Synchronization (PASS) Project – Traffic Signal Timing Analysis for Traffic Signal Systems located along the Ralston Avenue Corridor

Tran Tran, Belmont resident, requested clarification on this item as it relates to the Ralston Corridor Study.

Public Works Director Oskoui noted that efforts were coordinated. He pointed out that the intent of PASS (Program for Arterial System Synchronization) study is related to length of green and yellow lights, as well as pedestrian crossing time and synchronization.

Resolution of the City Council Authorizing A Service Agreement With Dyett & Bhatia, Urban and Regional Planners, For An Amount Not To Exceed \$550,000 For General Plan Consulting Services For The 2035 Belmont Village & General Plan Update Project

Tran Tran, Belmont resident, requested clarification regarding where the money is budgeted.

Community Development Director de Melo expressed the importance of updating the General Plan. He pointed out that the City Council gave direction regarding this expenditure in February. He described the vetting process that was undertaken regarding the selection of the consultant and noted that other funding sources will be sought to help recoup costs. Finance Director Fil explained that the expenditure is reflected in several places in the budget.

ACTION: On a motion by Councilmember Reed, seconded by Councilmember Stone, and unanimously approved (4-0, Lieberman absent) to accept the Informational Report Regarding the Status of the Program for Arterial System Synchronization (PASS) Project – Traffic Signal Timing Analysis for Traffic Signal Systems located along the Ralston Avenue Corridor, and to adopt Resolution 2014-100 of The City Council Authorizing A Service Agreement With Dyett & Bhatia, Urban and Regional Planners, For An Amount Not To Exceed \$550,000 For General Plan Consulting Services For The 2035 Belmont Village & General Plan Update Project

HEARINGS

Public Hearing Under Proposition 218 to Consider Protests to Proposed Increases to Sewer Service Charges Effective Fiscal Years 2014/2015 and 2015/2016 (continued from adjourned June 24th City Council Meeting) and Public Hearing to Consider Protests to the Annual Report for Collection on the Tax Roll of Sewer Services Fees Charged to Parcels to Fund the Operation and Maintenance of the City's Sewer Collection System

Tom Gould, consultant, provided an overview of the rate analysis. He noted that his rate study in 2012 did not include ongoing deferred capital needs, it dealt only with addressing existing maintenance. He pointed out that the majority of operation and maintenance costs are the result of the treatment of sewage at the plant, costs which are not controlled by the City. He outlined the increase in funding for capital projects. He noted that the proposed rate option will address deferred capital needs within 15 years.

He outlined the rate structure. He provided comparison data with neighboring cities.

Public Works Director Oskoui described sewage spills experienced in neighboring cities which have resulted in lawsuits, the costs of which are reflected in their rates. He pointed out that Belmont had zero rate increases in recent years, which resulted in a lack of revenue to address deferred needs, and did not put any money into reserves.

Discussion ensued regarding bond, construction and operating reserves.

Tran Tran, Belmont resident, stated that the information not easy to digest. She pointed out that the City issued \$15 million in bonds in 2001 and 2006, and it is not clear how much was spent on deferred maintenance. She would like information regarding future rate increases to pay for bond indebtedness.

Tim O'Brien, Belmont resident, stated that he does not understand past history and previous bond issuances. He expressed support for taking care of deferred maintenance. He noted the need for clarification regarding I/I (inflow and infiltration) and how it will affect costs.

Joan Peceimer, Belmont resident, outlined her tax increases since 2001. She expressed the need for clarification regarding fixed, volumetric, and facility charges.

Public Works Director Oskoui explained the differences between fixed, volumetric, and facility charges, as well as the inflow and infiltration issue.

Discussion ensued regarding the needs at the treatment plant, as well as new regulatory requirements. Discussion also ensued regarding I/I and its cause and effect on the treatment costs.

Finance Director Fil outlined the 2001 and 2006 bond issuances. Public Works Director Oskoui described some of the projects that were paid for from existing bonds.

The Public Hearings were closed.

City Clerk Cook noted that 59 protests had been received.

ACTION: Councilmember Stone made a motion, seconded by Councilmember Wright to approve the staff recommendation regarding the sewer rates for 2014/15 and 2015/16.

Councilmember Reed pointed out that it is less expensive to make repairs now than to wait until the system fails.

Councilmember Stone commented that rates were not increased enough in previous years to address deferred maintenance. He noted that infrastructure is important to address.

Councilmember Wright stated that Public Works has performed its due diligence with what monies have been allocated. She pointed out the need to avoid a major catastrophe, and that the City Council owes it to the citizens to maintain the system.

Councilmember Braunstein concurred that infrastructure needs are important, and the City Council needs to be a good steward of the city.

ACTION: On the previous motion, made by Councilmember Stone, seconded by Councilmember Wright, Approve Resolution 2014-101 Increasing Sewer Service Charges for 2014/15 and 2015/16, and Adoption of Ordinance 2014-1078 Increasing Sewer Service Charges (4-0, Lieberman absent).

Public Hearing to Consider Protests to the Annual Report for Collection on the Tax Roll of Sewer Service Fees Charged to Parcels to Fund the City's Share of the Silicon Valley Clean Water Agency Sewer Treatment Plant Expansion; and

Public Hearing to Consider Protests to the Annual Report for Collection on the Tax Roll of Storm Drainage Fees Charged to Parcels to Fund the City of Belmont Fiscal Year 2014/2015 National Pollutant Discharge Elimination System (NPDES) Storm Water Compliance Program; and

Public Hearing to Consider Requesting that the San Mateo County Board of Supervisors, Acting as the Governing Board of the San Mateo County Flood Control District, Continue to Impose on All Parcels within the Territorial Limits of the City of Belmont the Basic and Additional Charges Necessary to Fund the City's Share of the Countywide NPDES General Program, and to Collect the Charges on the Property Tax Assessment Roll

Public Works Director Oskoui described these actions. He explained that Belmont is the only city in San Mateo County that adopts the County's recurring annual NPDES (National Pollutant Discharge Elimination System) report on charges to be imposed, and recommended that the motion include a provision that this charge is ongoing until the City Council rescinds it. He explained that this will eliminate the need for the City Council to take action on an annual basis.

Vice Mayor Braunstein opened the Public Hearings. No one came forward to speak.

The Public Hearings were closed.

ACTION: On a motion by Councilmember Reed, seconded by Councilmember Wright, and unanimously approved (4-0, Lieberman absent) to adopt the following resolutions:

Resolution 2014-102 Related to Annual Report for Fees for the City's Sewer Collection System

Resolution 2014-103 Adopting Annual Report Related to Silicon Valley Clean Water Treatment Plant

Resolution 2014-104 Adopting Annual Report Related to City NPDES charge

Resolution 2014-105 Adopting Annual Report Related to the County's NPDES charge (as amended to give authority to collect indefinitely or until such time as rescinded)

COMMISSION, COMMITTEE, AND COUNCIL INTERGOVERNMENTAL ASSIGNMENT UPDATES, AND STAFF ITEMS

Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments

Councilmember Wright reported on a recent Peninsula Traffic Congestion Relief Alliance meeting, and noted that the General Plan consultant was selected during a recent ad hoc meeting.

Councilmember Stone stated that he attended a Sea Level Rise Climate conference sponsored by Congresswoman Jackie Speier.

Councilmember Reed reported on a recent Infrastructure Committee meeting, and outlined an ad hoc committee meeting he and Councilmember Stone attended to address a variety of regulations identified by the City Council at its workshop in February.

Verbal Report from City Manager

Finance Director/Acting City Manager Fil reported on State budget trailer bills that will be favorable to Belmont. He noted that the Parks and Recreation Commission had a discussion re proposed Quimby Act park-in-lieu fees.

ADJOURNMENT at this time, being 8:35 P.M.

**Terri Cook
City Clerk**